



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: July 19, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: **COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: See Case Summary

THE PARK, PHASE TWO: 1392, 1388, 1372, 1360, 1391, 1415 BEECHFERN CIRCLE, BEECHFERN CIRCLE WALKWAY, BEECHFERN CIRCLE ROADS, 517, 523, 527, 535 CORDGRASS ROAD, CORDGRASS ROAD WALKWAY, CORDGRASS ROAD ROADS, AND 40/50 BUFFER WOODCREEK FARMS ROAD, TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25-02-14, 25815-02-12, 25815-05-03, 25815-01-18

City Council District: 4

Proposal: Request to amend Chapter 8.3 of *The Columbia Plan 2018 - Future Land Use Map* to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2).

Applicant: City of Columbia

Staff Recommendation: Amend Future Land Use Map to confirm Approval UER-2 land use classification

PC Recommendation: 04/04/2016 Amend Future Land Use Map to confirm Approval (7-0) UER-2 land use classification

Annexation, 1st Reading:05/03/2016 Annex, Assign Interim UER-2 land use Approved classification, and interim PUD-R zoning

Annexation, 2nd Reading: 05/17/2016
Approved

Annex, Assign Interim UER-2 land use
classification, and interim PUD-R zoning

Public Hearing, 1st Reading: 07/19/2016
Pending

Amend Future Land Use Map to confirm
UER-2 land use classification

Public Hearing, 2nd Reading: 08/16/2016
Pending

Amend Future Land Use Map to confirm
UER-2 land use classification

ZPH, 1st Reading: 07/19/2016
Pending

Confirm PUD-R zoning

ZPH, 2nd Reading: 08/16/2016
Pending

Confirm PUD-R zoning

ATTACHMENTS:

- 07-19-2016_PH_Case Summary_COMP PLAN_The Park 2 (PDF)
- 2016-050 add The Park 2 to Comprehensive Plan 2018 Future Land Use Map (PDF)



CITY COUNCIL

July 19, 2016 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

THE PARK, PHASE TWO: 1392, 1388, 1372, 1360, 1391, 1415 BEECHFERN CIRCLE, BEECHFERN CIRCLE WALKWAY, BEECHFERN CIRCLE ROADS, 517, 523, 527, 535 CORDGRASS ROAD, CORDGRASS ROAD WALKWAY, CORDGRASS ROAD ROADS, AND 40/50 BUFFER WOODCREEK FARMS ROAD, TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18

City Council District:	4		
Proposal:		Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2).	
Applicant:		City of Columbia	
Staff Recommendation:		Amend Future Land Use Map to confirm UER-2 land use classification	Approval
PC Recommendation:	04/04/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Approval (7-0)
Annexation, 1 st Reading:	05/03/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
Annexation, 2 nd Reading:	05/17/2016	Annex, Assign Interim UER-2 land use classification, and interim PUD-R zoning	Approved
Public Hearing, 1 st Reading:	07/19/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Pending
Public Hearing, 2 nd Reading:	08/16/2016	Amend Future Land Use Map to confirm UER-2 land use classification	Pending
ZPH, 1 st Reading:	07/19/2016	Confirm PUD-R zoning	Pending
ZPH, 2 nd Reading:	08/16/2016	Confirm PUD-R zoning	Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.69 acres

Current Use: Residential development (lots approved and already platted)

Proposed Use: Residential development

Current Interim Land Use Classification: UER-2

Proposed Land Use Classification: UER-2

Current Interim Zoning: PUD-R

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Urban Edge Residential Large Lot:

Primary Types:

- Single-family Detached
 - *Accessory dwelling units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

STAFF RECOMMENDATION

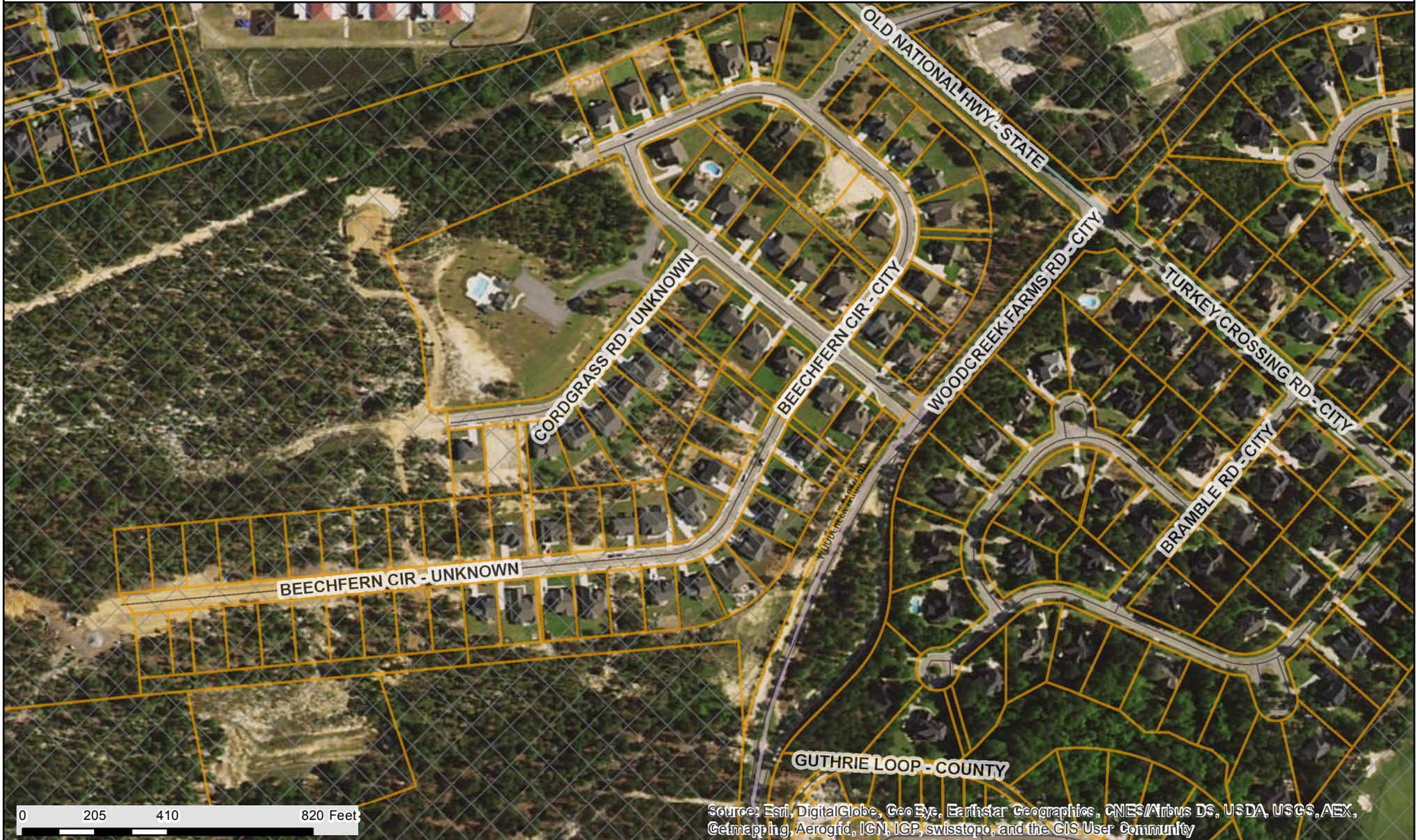
Staff recommends that City Council consider adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018* – Future Land Use Map to include the subject property and confirm the land use classification of UER-2.

City of Columbia

The Park Phase 2



Thursday, March 24, 2016



We Are Columbia

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Future Land Use Map

The Park, Phase Two: Beechfern Cir and Cordgrass Rd; TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, 25815-01-18; Proposed FLU: UER-2

Department of Planning & Development Services

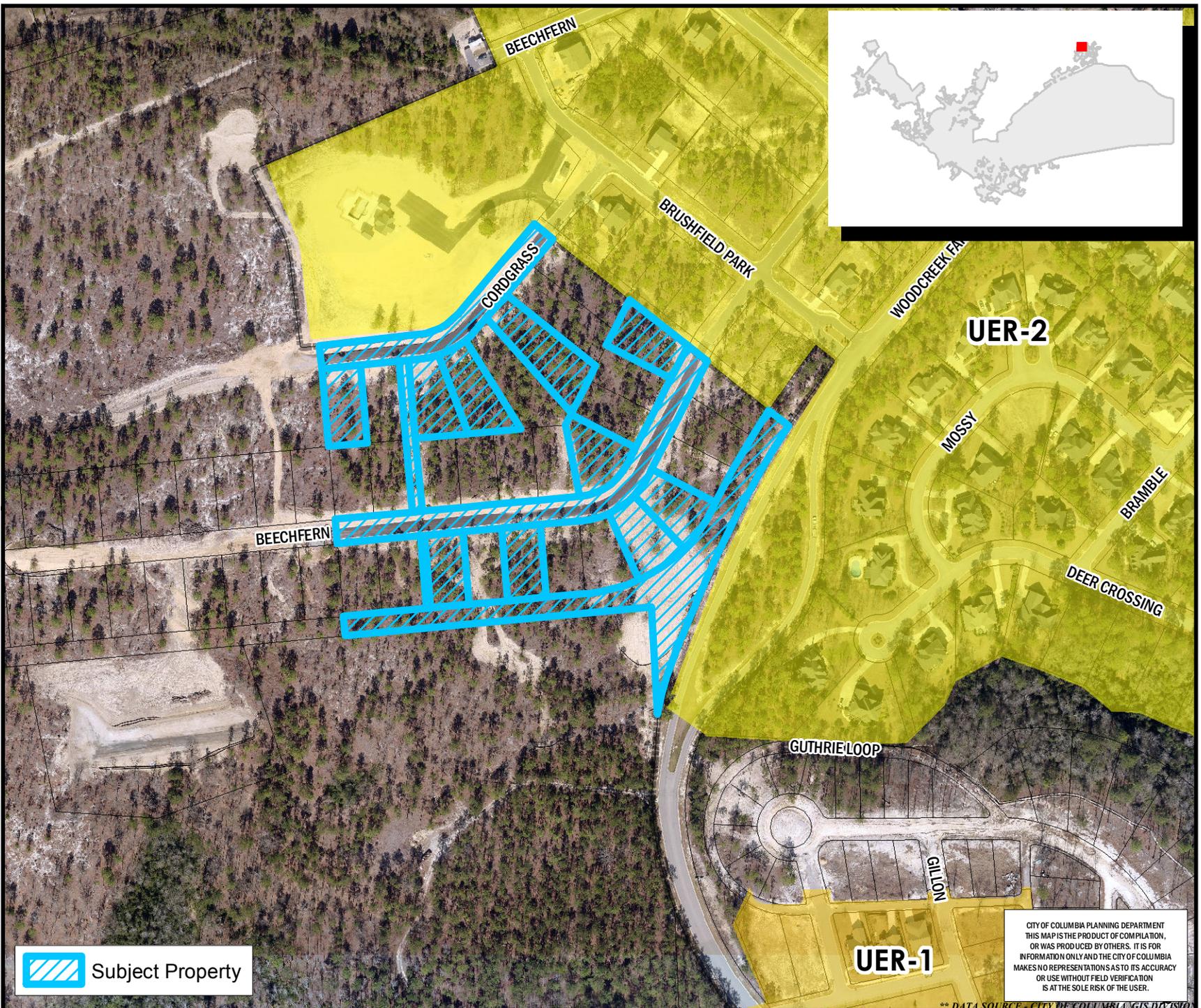
Legend

CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
April 13, 2016



Subject Property

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE: CITY OF COLUMBIA GIS DATA DIVISION

ORDINANCE NO.: 2016-050

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1392 Beechfern Circle, 1388 Beechfern Circle, 1372 Beechfern Circle, 1360 Beechfern Circle, 1391 Beechfern Circle, 1415 Beechfern Circle, Beechfern Circle Walkway, Beechfern Circle right of way, 517 Cordgrass Road, 523 Cordgrass Road, 527 Cordgrass Road, 535 Cordgrass Road, Cordgrass Road Walkway, Cordgrass Road right of way, and 1.61 acres designated as a 40' buffer and a 50' buffer along Woodcreek Farms Road, Richland County TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, and 25815-01-18, being a portion of The Park, Phase Two, Woodcreek Farms, annexed by Ordinance No.: 2016-033 enacted May 17, 2016

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 1392 Beechfern Circle, 1388 Beechfern Circle, 1372 Beechfern Circle, 1360 Beechfern Circle, 1391 Beechfern Circle, 1415 Beechfern Circle, Beechfern Circle Walkway, Beechfern Circle right of way, 517 Cordgrass Road, 523 Cordgrass Road, 527 Cordgrass Road, 535 Cordgrass Road, Cordgrass Road Walkway, Cordgrass Road right of way, and 1.61 acres designated as a 40' buffer and a 50' buffer along Woodcreek Farms Road, Richland County TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, and 25815-01-18, being a portion of The Park, Phase Two, Woodcreek Farms filed for petition between March 20 and March 31, 2016, and were not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Edge Residential Large Lot (UER-2), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that 1392 Beechfern Circle, 1388 Beechfern Circle, 1372 Beechfern Circle, 1360 Beechfern Circle, 1391 Beechfern Circle, 1415 Beechfern Circle, Beechfern Circle Walkway, Beechfern Circle right of way, 517 Cordgrass Road, 523 Cordgrass Road, 527 Cordgrass Road, 535 Cordgrass Road, Cordgrass Road Walkway, Cordgrass Road right of way, and 1.61 acres designated

LEGAL DEPARTMENT DRAFT

as a 40' buffer and a 50' buffer along Woodcreek Farms Road, Richland County TMS#s 25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, and 25815-01-18, being a portion of The Park, Phase Two, Woodcreek Farms annexed into the City of Columbia by Ordinance No.: 2016-033 enacted on May 17, 2016, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 6.69 acres, and shall be assigned a land use classification of Urban Edge Residential Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney
Introduced:
Final Reading:

City Clerk